025.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,100 / 933,100
					USE VALUE:	933,100 / 933,100
					ASSESSED:	933,100 / 933,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEGEL JILL E ETAL/ TRUSTEES
Owner 2:	36 MARATHON STREET REALTY TRUS
Owner 3:	
Street 1:	6 GIRARD RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	DICIACCIO PASQUALE -
Owner 2:	-
Street 1:	6 GIRARD RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Aluminum Exterior and 2706 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	477,100		456,000	933,100
Total Card	0.115	477,100		456,000	933,100
Total Parcel	0.115	477,100		456,000	933,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.83 /Parcel: 344.83

Legal Description

User Acct 16235

GIS Ref

GIS Ref

Insp Date 07/10/17

Entered Lot Size

Total Land:

Land Unit Type:

!2009!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	477,100	0	5,000.	456,000	933,100		Year end	12/23/2021
2021	104	FV	455,100	0	5,000.	456,000	911,100		Year End Roll	12/10/2020
2020	104	FV	455,200	0	5,000.	456,000	911,200	911,200	Year End Roll	12/18/2019
2019	104	FV	353,000	0	5,000.	484,500	837,500	837,500	Year End Roll	1/3/2019
2018	104	FV	353,000	0	5,000.	353,400	706,400	706,400	Year End Roll	12/20/2017
2017	104	FV	330,800	0	5,000.	307,800	638,600	638,600	Year End Roll	1/3/2017
2016	104	FV	330,800	0	5,000.	262,200	593,000	593,000	Year End	1/4/2016
2015	104	FV	294,100	0	5,000.	256,500	550,600	550,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:55:34

LAST REV

Date	Time
05/06/21	10:55:27
mmcmakin	
2009	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICIACCIO PASQU	77468-184	1	4/8/2021	Convenience	1	No	No		
DICIACCIO PASQU	51812-277		10/21/2008	Family	1	No	No		Carmella Virginia DiCiaccio dod 14/26/2018
DICIACCIO PASQU	51597-433		8/21/2008	Family	77,500	No	No		
	18762-182		12/1/1987		160,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
1/21/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Missed Appt.	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08388424
Const Adj.:	0.98980200
Adj $ / SQ:	193.110
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691485
Depreciation:	214360
Depreciated Total:	477125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

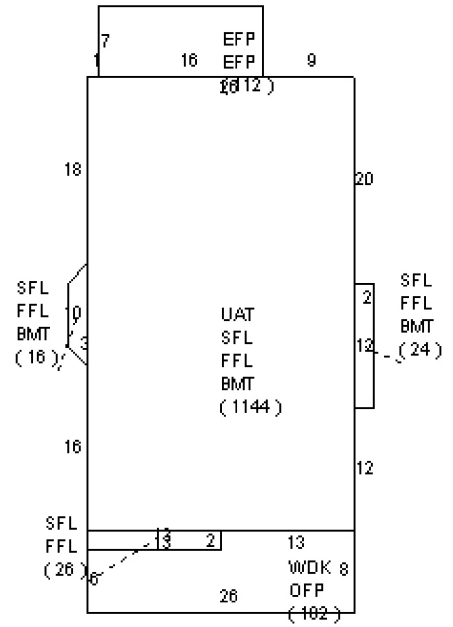
No Unit	RMS	BRS	FL
1	6	2	1
1	5	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.11
Special Features:	0	Val/Su Net:	106.54
Final Total:	477100	Val/Su SzAd	197.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,210	193.110	233,663
SFL	Second Floor	1,210	193.110	233,663
BMT	Basement	1,184	57.930	68,593
UAT	Upper Attic	286	135.180	38,661
EFP	Enclos Porch	224	38.980	8,731
OFP	Open Porch	182	25.310	4,606
WDK	Deck	182	11.380	2,071
	Net Sketched Area:	4,478	Total:	589,988
Size Ad	2420	Gross Area	5336	FinArea 2706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	